

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

**August 14, 2008**

**CHASE BUILDING, 44 FRONT STREET, WORCESTER  
SUITE 300 – CONFERENCE ROOM**

**Commission Members Present:** Thomas Constantine, Vice-Chair  
Michael Theerman  
Janet Merrill  
James Crowley  
Timothy McCann

**Staff Present:** Judy Stolberg, Planning and Regulatory Services

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Schneider was not present and Vice Chair Constantine chaired the meeting. Chair Constantine called the meeting to order at 5:30 P.M.

**APPROVAL OF THE MINUTES**

The minutes from the July 24, 2008 meeting were accepted as amended.

**UNFINISHED BUSINESS**

- 1. 22 Catharine Street (HC-2008-046) – Building Demolition Delay Waiver:** Steven Hart, representing Worcester East Side Community Development Corporation, is seeking to demolish the existing 2½-story dwelling to construct a new two-family dwelling. The hearing was continued from the July 24, 2008 meeting because the Commission wanted to tour the building and determine for themselves that demolition was necessary. (Commissioners toured the building on July 31, 2008.) Mr. Hart provided the Commission with a comparative cost analysis that clearly showed rehab costs far in excess of demolition and new construction costs. Commissioner Merrill said she was troubled that the new structure won't be similar in façade design to the original and said it would be incongruous with the character of the neighborhood. Commissioner Crowley acknowledged that the CDC has limited funds and he was comfortable saying a definitive economic hardship exists. Commissioner Theerman said the fault lies with the former owner and not the CDC. He said it is a shame to lose the structure, however, it is not providing housing for anyone in its present condition. Commissioner Crowley suggested that maybe the appearance of the new structure could be more in keeping with the neighborhood character. Chair Constantine agreed that the applicant had demonstrated a definite economic hardship. Upon a motion by Commissioner Crowley and seconded by

Commissioner Theerman, the Commission voted 4-1 (Commissioner Merrill voted no) that the applicant had demonstrated undue economic hardship. Therefore, the motion passed and the Demolition Delay Waiver was granted based on economic hardship.

## **NEW BUSINESS**

- 2. 147 Vernon Street (HC-2008-053) – Building Demolition Delay Waiver:** Angelo Vangus, representing his father, Donald Vangus, said a Demolition Delay Waiver is being sought to replace a damaged and leaking slate roof. He provided two cost estimates, one for replacing the roof with slate (\$61,750.00) and one for replacing the roof with architectural shingles (\$9,800.00). Commissioner Theerman said the quote for architectural shingle appeared to be unusually low. Mr. Vangus said the contractor was going to sell the slate that was not damaged and that kept the cost down. He told the Commission that the historical integrity of the structure had already been compromised. He said the previous owner had installed vinyl siding and enclosed the porches. Commissioner Theerman said the roof appears to be in bad shape. Upon reviewing the petition submitted to replace a damaged and leaking slate roof and all evidence provided and upon a motion by Commissioner Theerman and seconded by Commissioner Crowley, the Commission voted 5-0 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester and the Building Demolition Delay Waiver was approved.
- 3. 96 Sagamore Road (HC-2008-054) – Certificate of Appropriateness:** Adrian VanderSpek, owner of the property, stated he is seeking a Certificate of Appropriateness for removal of two layers of non-original worn asphalt shingles on the garage roof and replacement with new asphalt shingles of the same type and color to maintain the integrity of the design and architectural significance of the structure. Commissioner Crowley noted that he had brought this matter to the attention of the Commission because the work had been done without Commission approval and he was concerned that the roof in question was made of slate. He also said the work had been done without a Building Permit and a Cease and Desist Order from the Department of Inspectional Services had been issued. Mr. VanderSpek said he didn't think he had to come before the Commission if he were replacing the roof with the same materials and thought the contractor had obtained a Building Permit. He assured the Commission that the roof of the house was slate but the garage roof was not a slate roof. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 5-0 to determine that the proposed exterior work as specified below is appropriate and compatible with the preservation and protection of the local historic district as it relates to the historic and architectural value and significance of the site, building, and structure and approved a Certificate of Appropriateness for the following:

- (1) Removal of two layers of non-original worn asphalt shingles on the garage roof and replacement with new asphalt shingles of the same type and color

4. **52 High Street (HC-2008-055) – Building Demolition Delay Waiver:** Eric Moore, from Lamoureux Pagano Associates, and Tess Sneesby, representative from Abby’s House, made the presentation to the Commission. Ms. Sneesby said for many years they have provided temporary shelter for women but were now providing permanent housing for single women. Mr. Moore said they wanted to provide a new accessible main entrance including landscaping; renovate the existing roof deck to provide an accessible roof garden; replace existing low-slope roofing with new membrane roofing and flashing system; provide new energy efficient replacement windows with simulated divided lite muntins to match existing; and clean and/or repair existing exterior brick and cast stone masonry surfaces. Mr. Moore said the windows would replicate the existing muntin pattern and the profiles would be matched with aluminum extrusions. He said all of the windows in the building would be matched so that they do not have a different appearance as they do now. Upon reviewing the petition submitted and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 5-0 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester and the Building Demolition Delay Waiver was approved.
  
5. **58 May Street (HC-2008-056) – Building Demolition Delay Waiver:** Trang Le translated for her father, Van Vu. He said he wanted to remove the roof on the front porch and replace with like materials; remove the railings on the front porch and replace with like materials in a style that is appropriate to the period of the house; remove floor boards on the front porch and replace with like materials; remove front steps leading to the porch and replace with like materials; remove entire roof and replace with architectural shingles; remove back porch and replace with like materials, same dimensions and style; and repair wood siding where needed and repaint. Commissioner Theerman asked if all the architectural features of the house would be retained and Ms. Le answered yes. Commissioner Crowley noted that there were some interesting and unusual architectural details on the house. He noted that the applicant was free to choose the paint color. As a point of information, Commissioner Theerman noted that the lattice on older homes should be installed going in an up and down direction not diagonally. Upon reviewing the petition submitted and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

## **OTHER BUSINESS**

**Adriatic Mill Building – 17 Southgate Place:** Stephen Crane, Special Projects Coordinator from the Economic Development Division, updated the Commission on the Adriatic Mill Building located at 17 Southgate Place. He indicated that the engineering firm selected to provide professional design and oversight services, Tighe

& Bond, had provided a report relative to existing conditions and historic review for the building located within the South Worcester Industrial Park (SWIP) area of the City. He said the report concluded that, from a structural perspective, the mill complex should be demolished rather than retaining the structure or portions of the structure. Mr. Crane said the structure will be properly documented prior to demolition. Commissioner Theerman said the structure is hopelessly compromised. Chair Constantine noted that he and Commissioner Theerman had been inside the building 1½ years ago and he felt that, while it would be an unfortunate loss, the structure was not salvageable. Upon a motion by Commissioner Theerman and seconded by Commissioner Crowley, the Commission voted 5-0 to accept the report prepared by Tighe & Bond relative to the structural integrity of the Adriatic Mill Building located at 17 Southgate Place.

**Hill Envelope Building – 48 Water Street:** Winn Development is seeking a letter of support for their application for tax credits for this 64-unit housing project. Commissioner Crowley said it was difficult to endorse something if you don't have information for the particular project. He said he would be willing to send a generic letter stating that the Commission is generally supportive of this type of project if the rehabilitation is done in an historically appropriate manner. The Commission agreed to send such a letter.

**Blackstone River Bikeway Project – Section 106 Review:** JMA Services, Inc. has requested any comments the Commission might have regarding construction of a portion of the Blackstone River Bikeway in the City. Commissioners requested a copy of the February 7, 2007 meeting minutes in order to refresh their memories regarding the Wal-Mart at 25 Tobias Boland Way. They will discuss the matter at the August 28, 2008 meeting.

**Amended Memorandum of Agreement - Worcester State Hospital Clock Tower and Hooper Turret:** Correspondence from Chair Schneider indicated that partial removal of the chimneys may be necessary because they are in danger of collapsing. Chair Schneider noted that, while he is not in support of the removal, he knows there is no funding available for repair. He said, however, that the State will consider some stabilization of the chimneys if they find the costs of repair are close to the costs of removal. Upon a motion by Commissioner Theerman and seconded by Commissioner Crowley, the Commission voted 5-0 to authorize Chair Schneider to sign the MOA.

Chair Constantine adjourned the meeting at 7:05 P.M.